



MEETING MINUTES

WEST ATLANTIC REDEVELOPMENT COALITION (WARC)
Thursday, October 5, 2017 – 6:00 pm
Delray Housing Group, 82 NW 5th Avenue, Delray Beach

BOARD MEMBERS PRESENT

Chuck Ridley	Michael Caruso	Ann-Stacey Wright
Peter Perri	Alfred "Zack" Straghn	Reggie Cox
Dorothy Ellington	Raiko Knight	Rhonda Turner

BOARD MEMBERS ABSENT

Sheppard Gross	Patricia Wright
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STAFF PRESENT

Kristyn Cox	Jeff Costello	Susan Shaw
Tim Stillings	Anthea Gianiotos	Joan Goodrich

PUBLIC PRESENT

Randy Holihan	Alexius Burns	Roney Pangnor
Mark Cassini		

1. Call to Order

Mr. Ridley called the meeting to order at 6:07 pm.

2. Prayer

Mr. 'Zack' Straghn opened the meeting with a prayer.

3. Approval of Agenda

ACTION

Ms. Stacey-Wright asked add Community Greening to the Agenda for a short presentation just before the CRA presentation to be 9A. Mr. Caruso made a motion to approve the amended Agenda which Mr. Straghn seconded. The motion passed unanimously.

4. Approval of Minutes of August 10, 2017 Meeting

ACTION

Mr. Perri made a motion to approve the August 10th Minutes which was seconded by Ms. Stacey-Wright and passed unanimously.

5. Public Comments - None

CONSENT AGENDA

6. WARC Financials – June, July and August 2017

ACTION

Ms. Stacey-Wright made a motion to approve the Consent Agenda which was seconded by Mr. Perri and passed unanimously.

PLANNING & ZONING

7. LDR Waiver Requests for Proposed West Atlantic Avenue Publix – Pasadena Capital

Senior Planner Anthea Gianiotos introduced the item. She said that Pasadena Capital needs seven waivers so before they move forward into a full scale application for development they are seeking Board approvals to make sure their plans work for the City. She commented that the applicant has added a liner building for small retail shops facing Atlantic Avenue as a progressive solution for putting a grocery store in an urban environment. She stated that planning staff is generally supportive of the project. The applicant, Randy Holihan, President of Pasadena Capital, gave a brief presentation on the revised plans and elevations for the Publix. He noted there is space on 6th Avenue that will satisfy the City's art requirement, and the liner building will take care of the transparency issue. Mr. Caruso asked about faux windows on the wall along 6th Avenue. Ms. Gianiotos noted that faux windows were not well received by staff or the community so that was when it was brought up as space for public art, a mural, etc. There was further discussion about the art wall and the retail spaces in the liner building. Mr. Caruso asked if local artists would be used for the artwork. Ms. Cox noted that the Public Art Advisory and the Branding Committee along with WARC and the NWSW Neighborhood Alliance will all be involved in determining the artwork and artists. Mr. Holihan noted the wall will not be available until there is a certificate of occupancy but the process can be finalized as they go along. Mr. Ridley stated this is a time to celebrate having a Publix in the community, and acknowledged that the developer has made considerable concessions and said there is always some compromise needed by both parties.

Mr. Caruso made a motion that waivers 1 through 7 relating to the proposed Publix be approved. Ms. Ellington seconded the motion which passed unanimously.

8. LDR Amend - CBD Parking Reqs for Change of Use in The Set – City/CRA-Initiated

Planning & Zoning Director Tim Stillings presented the proposed Land Development Regulation Amendment which is a joint effort between the City and the CRA. He reviewed the proposed changes which are designed to allow existing structures where there is a change in use to waive the current additional parking requirements, for a limited period of time, in order to get the vacant buildings occupied. He said there are only a handful on West Atlantic Avenue and NW 5th Avenue where parking will be a challenge for the change of use if they have to pay InLieu Fees for additional parking. The Planning Board wanted a date specific, so at year end of 2020 this Amendment will sunset and go back to the current code unless otherwise determined. The other provision The Planning Board requested was that if a building permit is applied for within the time frame of this Amendment, then the property would maintain that same advantage even if it changed hands. Mr. Ridley

applauded Mr. Costello and Mr. Stillings for coming up with a creative way to remove barriers to create opportunities in The Set. Mr. Perri felt it was a great idea to jumpstart small businesses. Mr. Perri made a motion to approve the Amendment as written to change the parking requirements on West Atlantic Avenue. Ms. Stacey-Wright seconded the motion which passed unanimously.

PRESENTATIONS

9. A. Community Greening Presentation

Mr. Mark Cassini gave a brief presentation on Community Greening (CG) and its efforts to engage residents in improving the environment by planting trees. He reported in the first year, 472 trees have been planted, mostly being native trees with the exception of some fruit trees at the Community Grove. Those trees equate to an estimated economic value to Delray Beach of about a half a million dollars over the next 30 years. He noted CG is working with the City to include the tree canopy as a goal in the City's Comprehensive Plan. There was some discussion about planting trees on the property by the I-95 wall on which there will potentially be a mural. The trees serve to capture pollution as well as diminish sound. Mr. Caruso asked how individuals could get trees planted in their yards. Mr. Cassini said people can give their names and CG can have trees planted. Board consensus was supportive of the project.

B. CRA Presentation of FY 2017-18 Budget & Work Plan

CRA Executive Director Jeff Costello presented the CRA's Budget and Work Plan. He highlighted the status of some of the projects in The Set including the activation of the spaces in the 700 building and the final steps for The Set Transformation Plan. He reported that there is about \$7 million of investment in capital improvement projects in The Set and with paying the debt service on the City's projects the CRA will provide over \$11 million in funding with the majority being spent in The Set. He stated that before some of the major projects go into the design phase there will be community meetings to gather input from the stakeholders. He noted the CRA is the funder of the projects and while the CRA works collaboratively with the City, the management of the projects lies primarily with the City Engineering Department.

Mr. Caruso said the West Atlantic reference in the budget should say The Set. Mr. Costello said that as adoption of The Set Transformation Plan gets adopted the names will change. Ms. Stacey-Wright said she did not notice there was no allocation in the budget for funding for WARC. Mr. Costello noted those funds currently would fall under the Community Enhancements line item which will include capacity building etc. Ms. Knight asked whether there will be any widening of SW 7th Avenue between 2nd and 3rd Streets as it is very dangerous currently. Mr. Costello acknowledged there is only 25 feet of right-of-way and said the corner lot may or may not be a home. A sidewalk easement is being considered he stated and options are being looked at. Mr. Ridley asked to put that as an item for the next Sustainability Committee meeting.

BOARD BUSINESS

10. Committee Reporting

- a. Branding**
- b. Economic Development**
- c. Sustainability**
 - Housing**

There were no formal Committee Reports given.

11. Update on Proposed MOU with the CRA

Mr. Ridley said WARC should be excited to see the Publix process moving forward, to be part of the conversation to remove barriers to developing small businesses in The Set, and to have close to \$11 million going into The Set – these are all reasons to celebrate. He stated The Set Transformation Plan draft will be presented at a Community Meeting on November 4th. He stated The Plan falls into about 4 categories: Ownership, Economic Engine, Policies, and Community & Civic Engagement. He asked Ms. Ellington to chair a Housing sub-committee to deal with home ownership and for Mr. Caruso to join Mr. Perri on the Economic Development to work on business ownership. Mr. Caruso said he sees two needs for businesses: how to grow businesses in The Set and how to connect those businesses with people in The Set. He sees one of the obstacles for businesses as the lack of a mentor program, an inability to tie in with professionals, due to a lack of funds. He suggested developing an inventory of resources such as bookkeepers, CPAs, lawyers, and other professional resources, as well as an inventory of individuals looking for employment in their neighborhood. As to the Economic Engine, Mr. Ridley said ways are needed to access capital such as credit unions or banks and also ways to build capital for the consumer side as well as for business owners. He said WARC is challenged to lead these types of conversations and to direct the thought process regarding things such as targeted recruitment, customized training, localized referral systems as well as what kind of policies are needed such as workforce housing ordinance, community benefits agreements, urban tax credits, HUB Zone Initiatives etc. He noted there also needs to be civic engagement. He said these are just ideas he is throwing out as the kind of thinking that needs to be engaged in. He asked Ms. Knight and Ms. Turner to be available for the Educational aspect i.e. with Village Center, and to assist in making policies in the best interest of those living in The Set. He stated someone needs to be focused in on the children of the community so they can succeed (only 8% of The Set residents have a bachelor's degree so it is really about equity). He said WARC needs to be the champion to make sure the people who live in the neighborhood continue to live in the neighborhood and can thrive in their community.

12. Update on Village Center

Touched on in above conversation.

13. Annual Adoption of the Conflict of Interest Policy

ACTION

Ms. Cox noted it is time to adopt the Conflict of Interest Policy for the coming year. All Board members present signed the document. Ms. Stacey-Wright made a motion to adopt the Conflict of Interest Policy signed by the Board Members which was seconded by Ms. Ellington and passed unanimously.

CLOSING COMMENTS

14. Board Comments

Mr. Perri commented that he thought the Amendment to the parking requirements was a great idea and felt it would be a big plus to help activate the area. He also noted how thrilled he was about having a Publix on West Atlantic Avenue.

Ms. Stacey-Wright made some community announcements. She also noted if anyone wanted trees planted in their yard or knows someone who would like that to let her know and she will submit the names to Community Greening.

15. Staff Comments

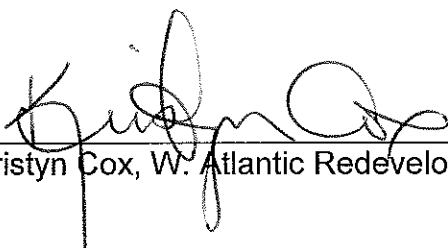
Ms. Cox stated the request has been submitted to the DDA for the \$5,000 grant which will help cover the \$2,500 which was paid to begin the updating of the WARC Website. She announced there is an Atlantic Avenue Career Expo next week and that this week there was a Job-Seeker Expo so those efforts are all underway. Mr. Costello noted that with the Publix, everything hinges on the Publix Real Estate Committee Meeting in November. Ms. Cox also announced that Felicia Hatcher will be giving an Entrepreneurial talk to encourage interest in starting businesses in The Set which will be at La Garage.

Ms. Goodrich stated that Manpower has signed a lease in the Delray Executive Suites so they can work hand in hand with CareerCottage.

16. CRA Liaison Comments - None

17. Chair Comments – None

There being no further business the meeting was adjourned at 7:59 p.m.



Kristyn Cox, W. Atlantic Redevelopment Director



Charles Ridley, WARC Board Chair